



# High Street

Flitwick,  
Bedfordshire, MK45 1DS  
£580,000

country  
properties

This link-detached family home with double garage is set within the heart of the town, convenient for the mainline rail station and further amenities.

Accessed via a spacious hallway, the well-proportioned accommodation includes a generous 19ft living room with feature fireplace and bi-fold doors to separate dining room, fitted kitchen/breakfast room with space for informal dining, and cloakroom/WC. There are four double bedrooms to the first floor, three with the benefit of useful fitted storage and the principal with en-suite facilities, plus a family bathroom. There is an enclosed garden to the rear, whilst ample parking is provided via both the block paved frontage and rear driveway leading to double garage with electric door. EPC Rating: C.

- Central location - Handy for rail station
- Spacious living room with feature fireplace
- Separate dining room
- Fitted kitchen/breakfast room
- Four double bedrooms (principal with en-suite)
- First floor family bathroom
- Enclosed rear garden
- Double garage & ample off road parking



## GROUND FLOOR

### ENTRANCE HALL

Accessed via opaque double glazed front entrance door with matching sidelight and canopy over. Stairs to first floor landing. Radiator. Wood effect flooring. Doors to living room, kitchen/breakfast room and to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with tiled splashback. Radiator.

### LIVING ROOM

Double glazed bow window to front aspect. Feature fireplace housing coal effect gas fire. Two radiators. Wood effect flooring. Bi-fold doors to:

### DINING ROOM

Double glazed French doors to rear aspect. Radiator. Wood effect flooring. Door to:

## KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed windows to side and rear. Opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and gas hob with extractor over. Tiled splashbacks. Built-in double oven. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Wall mounted gas fired boiler. Radiator. Floor tiling.

## FIRST FLOOR

### LANDING

Opaque double glazed window to side aspect on stairway. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. A range of fitted wardrobes. Radiator. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail.



## BEDROOM 2

Two double glazed windows to front aspect. Fitted wardrobes. Radiator. Wood effect flooring.

## BEDROOM 3

Double glazed window to rear aspect. Radiator. Wood effect flooring.

## BEDROOM 4

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Wood effect flooring.

## FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment and wall mounted shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail.

## OUTSIDE

### REAR GARDEN

Immediately to the rear of the property is a part paved patio area with low retaining wall and step up to raised lawn. Mature shrub border. Garden shed. Enclosed by timber fencing and brick walling with gated access to front.



## DOUBLE GARAGE

Situated at the rear of the property, accessed via Highlands. Double electric door. Power and light. Eaves storage. Part glazed courtesy door to rear garden.

## OFF ROAD PARKING

Block paved frontage providing off road parking, enclosed by mature hedging and low level brick walling. Driveway providing parking for two further vehicles in front of double garage.

Current Council Tax Band: E.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

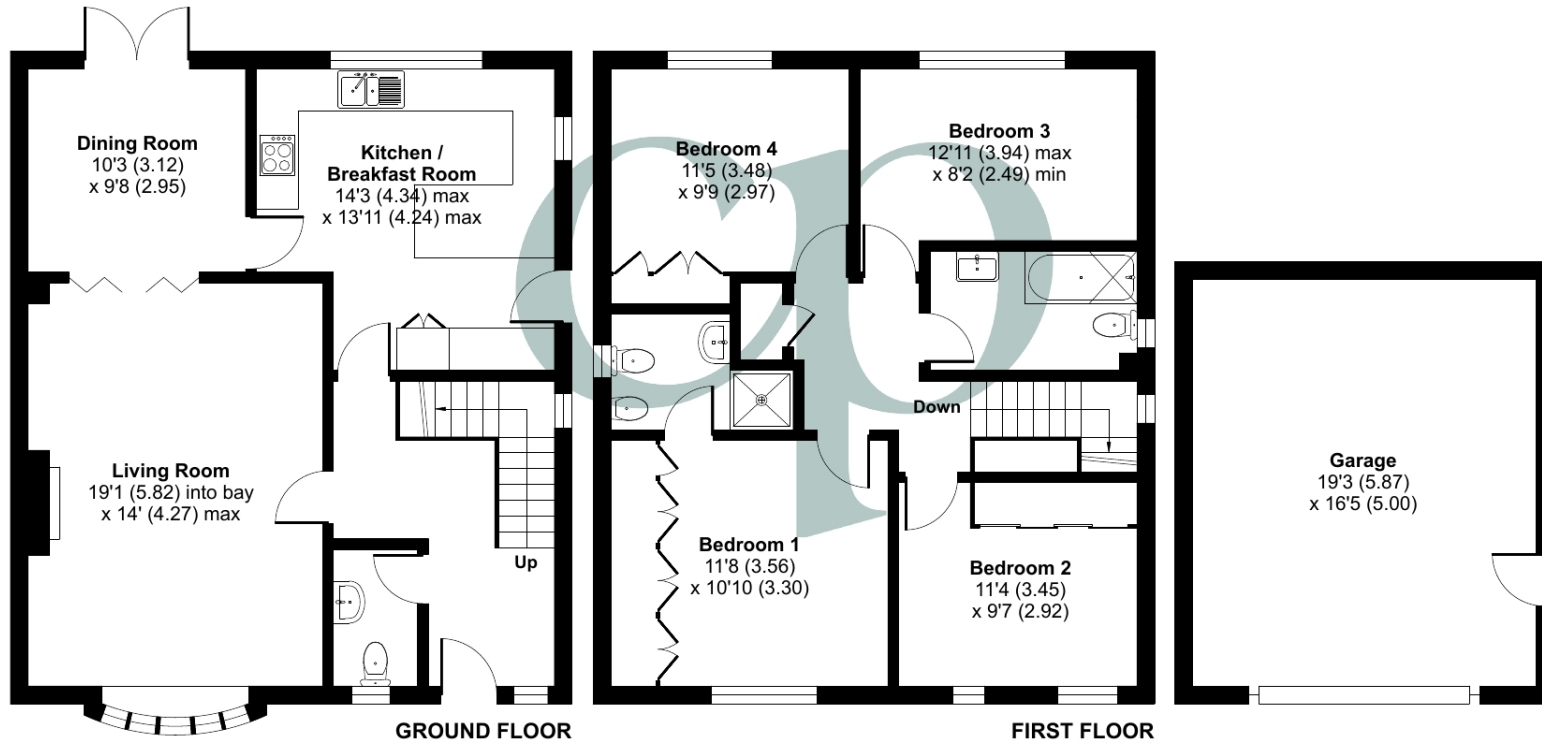
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



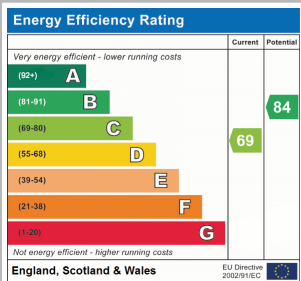




Approximate Area = 1475 sq ft / 137 sq m  
 Garage = 316 sq ft / 29.4 sq m  
 Total = 1791 sq ft / 166.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Country Properties. REF: 1166405



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: [flitwick@country-properties.co.uk](mailto:flitwick@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties